

Long Term Affordability for LIHTC Properties in Minnesota

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Abstract

The purpose of this report is to compile and analyze the nature and effects of the end of affordability restrictions of 4% and 9% low-income housing tax credits (LIHTC) in Minnesota. Policy options for continued affordability in properties that had used low-income tax credits will be examined to determine their viability in the state of Minnesota. The report will cover both Year 15 LIHTC exits and the traditional Year 30 completion of program obligations and identify properties nearing these critical time points where affordability could be lost. These identified properties can be targeted for use of policy alternatives or to identify communities that will soon be experiencing the loss of affordable housing units. While there is the potential for a large exodus from the program for LIHTC properties in Minnesota, further research is needed to determine the exact amount given other extenuating circumstances that affect the financing of affordable housing properties.

Policy Overview

Low-income housing tax credits are a major funding source in the United States for producing and preserving affordable rental housing (Low-income housing tax credits are issued by the federal government to private investors for use in investing in housing construction and rehabilitation projects (Local Housing Solutions 2021). When used in the financing of a housing project, the rents of the housing units are restricted based on the tenant household's income, with the requirements being 20% of units being available to those earning 50% or less of the area median income or 40% of units being available to those earning 60% or less of the area median income. LIHTC is awarded competitively, so if a project has more than just the minimum amount of required affordable units or has even more affordable rents, it will be more likely to be awarded credits from allocating agencies. Properties that are funded by LIHTC must commit to 30 years of affordability, though there are ways that developers can get around this commitment that will be discussed later. For their investment, the investor receives a dollar-per-dollar reduction in their federal tax liability when they purchase and utilize these credits, while the federal government benefits from the construction and rehabilitation of affordable housing units.

There are two kinds of low-income housing tax credits. 4% credits are only available to housing projects that are already being financed by affordable housing bonds issued by the state and subsidizes 30% of the affordable units, whereas 9% credits are a 70% subsidy for the affordable units and are not tied to housing bonds. There are a limited amount of low-income housing tax credits and states get to decide which projects receive tax credits by developing a scoring system called a qualified allocation plan (Minnesota Housing 2019, Minnesota Housing "QAP" 2020). The QAP can depict a state's affordable housing priorities as states can decide

what projects can get additional points for meeting certain targets. For example, in 2018, Minnesota Housing awarded extra points to projects that would provide permanent housing for children who are high risk for homelessness (Local Housing Solutions).

LIHTC in Minnesota

In Minnesota, there are unique circumstances under which low-income housing tax credits are awarded and administered. Minnesota is the only state besides Illinois and New York that allows for LIHTC to be awarded and administered by suballocators. Traditionally, LIHTC is expected to be administered by a state's housing agency, though there are no specific rules against states designating suballocators for LIHTC. Even though two other states have suballocators in their LIHTC process, Illinois' only suballocator is the City of Chicago and New York's only suballocator is New York City (Department of Housing and Urban Development). In Minnesota, according to Minnesota Statutes 462A.222, certain cities and counties have been designated as LIHTC suballocators if they have met certain population requirements, have a housing and redevelopment authority, and if they receive approval from Minnesota Housing. The ability for jurisdictions that are nowhere near the size of major American cities such as Chicago and New York City to be LIHTC suballocators is unique to Minnesota.

Under this statute, seven LIHTC suballocators in Minnesota have been authorized. They are:

- Minneapolis
- St. Paul
- Duluth
- Rochester
- St. Cloud
- Washington County
- Dakota County

These seven cities and counties have the ability to award and administer the LIHTC that is allocated to their respective jurisdictions under formulas in Minnesota Statutes 462A.222 (Minnesota Housing 2019, Minnesota Housing "QAP" 2020). The housing and redevelopment authorities of these localities may develop a QAP with their own set of requirements and scoring standards and are responsible for monitoring compliance during the 15-year compliance period.

The use of LIHTC in Minnesota is made even more unique as each of the suballocators handles the administration of their LIHTC differently. For example, under the statute, the

suballocators have the ability to enter a Joint Powers Agreement with Minnesota Housing and relinquish their powers as a LIHTC suballocator. With a Joint Powers Agreement, Minnesota Housing is the agency that awards and administers LIHTC within the suballocator's jurisdiction. The awarding of LIHTC is then based on the Minnesota Housing qualified allocation plan and compliance is done by Minnesota Housing. Of the seven suballocators, three have a Joint Powers Agreement with Minnesota Housing: Duluth, Rochester, and St. Cloud. While these cities do currently have a Joint Powers Agreement in place for their allotted LIHTC, they can still administer LIHTC if the Joint Powers Agreement ends or is terminated. Minneapolis and St. Paul have established a joint board called the Minneapolis/St. Paul Housing Finance Board, which develops a joint QAP for the credits assigned to both cities and handles the awarding and compliance monitoring. For the two counties that are suballocators, they develop their own QAP, do the scoring of projects, and handle the compliance, just as Minnesota Housing does with the LIHTC not assigned to suballocators.

Figure 1

Allocator Name	Allocation Procedure
Minnesota Housing	Develops statewide QAP; Awards and monitors on behalf of Duluth, Rochester, and St. Cloud
Minneapolis	Joint QAP, awarding, and compliance with St. Paul
St. Paul	Joint QAP, awarding, and compliance with Minneapolis
Duluth	Joint Power Agreement with Minnesota Housing
Rochester	Joint Power Agreement with Minnesota Housing
St. Cloud	Joint Power Agreement with Minnesota Housing
Washington County	Develops their own QAP, handles awarding and compliance
Dakota County	Develops their own QAP, handles awarding and compliance

Year 15 - Exits through Qualified Contracts

If a property is financed by low-income housing tax credits, there is a process in which the affordability restrictions can end at the 15th year (National Housing Law Project). This process, referred to as the qualified contract process, allows owners to opt out of the program. To do so, owners inform the allocating agency of their wish to sell the property in the 15th year. The allocating agency has a year to find a qualified buyer to buy the property. However, if the allocating agency does not find a qualified buyer within the given time period, the owner is released from all restrictions and obligations under the LIHTC program.

While allocating agencies would intend to find a qualified buyer that would maintain the affordability restrictions that comes with the property being financed by low-income housing tax credits, there is still a chance that no qualified buyer can be found and the owner can maintain ownership of the property but no longer be held to the standards of the LIHTC program.

In Minnesota, all of the QAPs from Minnesota Housing and the suballocators that award LIHTC require that users of LIHTC waive their right to a qualified contract and must maintain affordability for 30 years. These restrictions apply to both 4% and 9% credits. While a transfer of ownership is allowed, it must be approved by Minnesota Housing or the associated suballocator and does not terminate the restrictions that come with the use of LIHTC. Suballocators do have the ability to have their QAPs differ from Minnesota Housing's QAP, their scoring and other requirements usually fall in line with Minnesota Housing. If Minnesota Housing or one of the suballocators does decide to change this aspect of LIHTC administration in Minnesota, tracking of LIHTC projects and when they will reach Year 15 could help target properties that could be vulnerable to a loss of affordability restrictions. Based on the author's recent conversations with representatives from Minnesota Housing and suballocators, there is currently little to no interest in changing this policy.

Year 30 - End of Program Obligations

While the original intent of this report was to investigate Year 15 exits in Minnesota, in the course of research, it was found that a much greater concern is the loss of affordable units once the requirements that come along with the use of LIHTC end. As previously mentioned, using LIHTC to fund a property comes with an obligation that rents must remain affordable for a minimum of 30 years. However, especially for newly constructed properties, 30 years is not the entire lifetime of a building. Once a property completes its LIHTC obligations, it can still be an operational property, except that it can now begin to charge market rate rents. As more units

produced with LIHTC reach the end of their obligations, there is a very real possibility that communities will be losing affordable housing units that may not be being replaced.

However, it should be noted that each property is unique. The Department of Housing and Urban Development (Khadduri et al. 2012) conducted a study on what happens to some of the properties whose credits started in the time range of 1987 - 1994 once their affordability restrictions expired (Khadduri et al. 2012). In this study, HUD determined that “most LIHTC properties remained affordable” even when they were no longer being monitored or were not required to be affordable. While this report has a national scale and was completed in 2012, the findings are useful in considering what are possible outcomes for Minnesota LIHTC properties. The study noted several factors that influenced this trend. For example, many properties are not solely financed by LIHTC but also receive funding from other government-run affordable housing programs that may require a longer period of affordability than the 30 year requirement from LIHTC. Many properties also recapitalized using LIHTC to rehabilitate the property or to purchase the property from the original owner (Khadduri et al. 2012). Additionally, many properties that use LIHTC for construction or rehabilitation funding are owned by non-profit or mission-driven for-profit developers who maintain affordability even when LIHTC obligations are complete after 30 years. Finally, some properties were in a situation where they completed their LIHTC obligations and converted to market rate, but the market rate matches the previous affordable rates. The properties that were the most likely to be unaffordable during the extended use period or after completing LIHTC obligations were properties in low-poverty census tracts (Khadduri et al. 2012). However, of the properties that HUD tracked that were in low-poverty census tracts, 49% had rents that were less than what LIHTC rent requirements would be (Khadduri et al. 2012).

Because of the nuances of what happens after LIHTC properties hit Year 30, there is a lack of a monolithic trend. Each property needs to be considered based on its own financial situation, its place in the regional housing market, and other affordability obligations. To further understand how the end of LIHTC obligations affects communities and the statewide stock of affordable housing, a broad identification and evaluation of LIHTC properties in Minnesota was conducted to learn more about how many units and properties across the state will be leaving the LIHTC program in the next five years.

Properties Approaching Year 30

By August 2026, Minnesota will have 189 currently active LIHTC properties that will reach Year 30. This is approximately 23% of all active LIHTC properties in the state. In terms of

units, 7,762 currently active LIHTC units will be reaching Year 30 in five years, within a rate of 1,552.4 units leaving the LIHTC program per year within that time period.

Figure 2

	# of Units	Percentage Of Currently Active # of Units
Ending Within 5 Years (8/22/26)	7,762	17.4%
Ending Within 10 Years (8/22/31)	17,759	39.3%
Total Currently Active LIHTC Units	44,697	100%
-	-	-
	# of Properties	Percentage of Currently Active # of Properties
Ending Within 5 Years (8/22/26)	189	23%
Ending Within 10 Years (8/22/31)	388	47.3%
Total Currently Active LIHTC Units	821	100%

These properties are throughout the state of Minnesota and are shown geographically in the following maps.

Figure 3

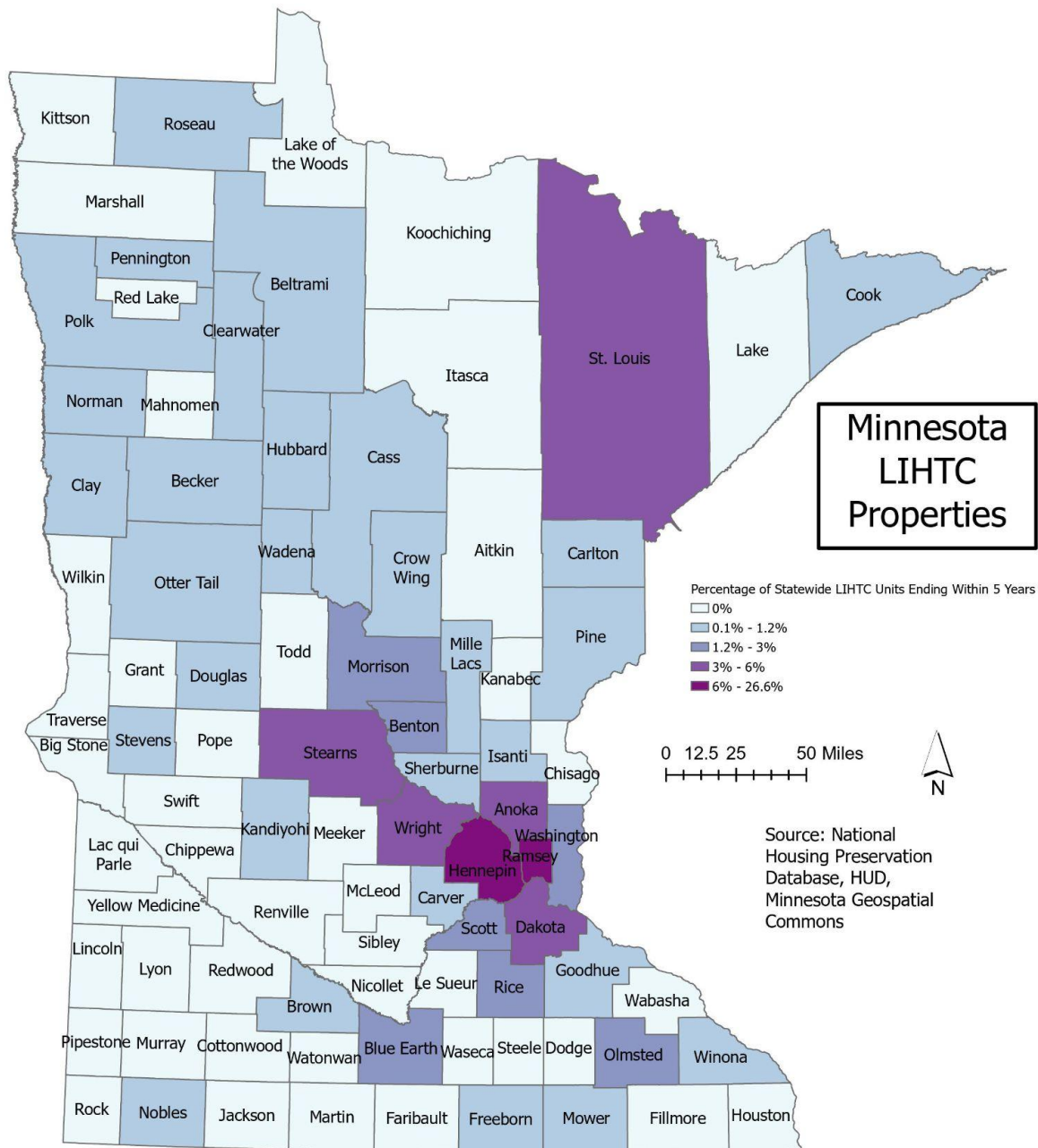


Figure 4

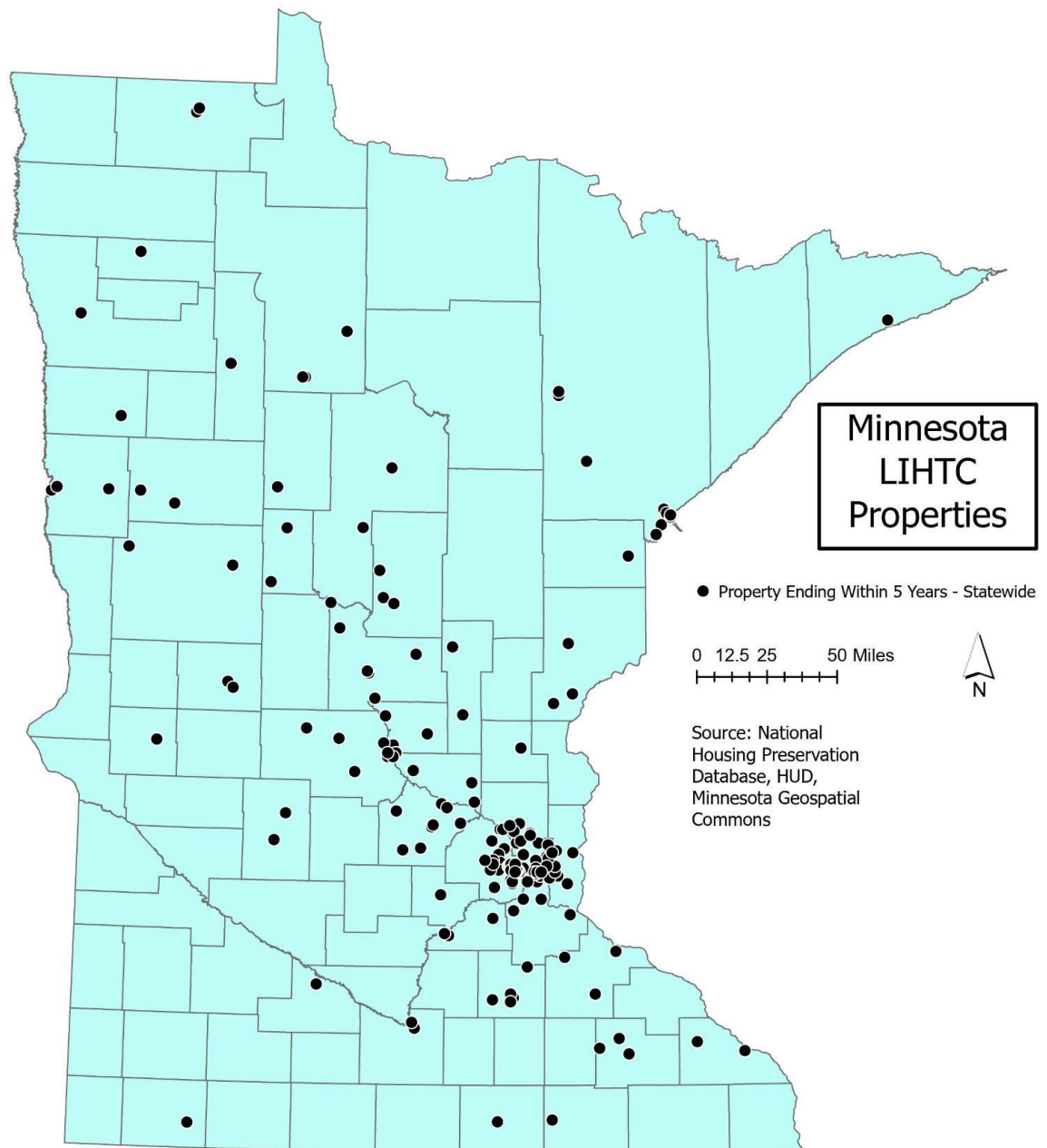
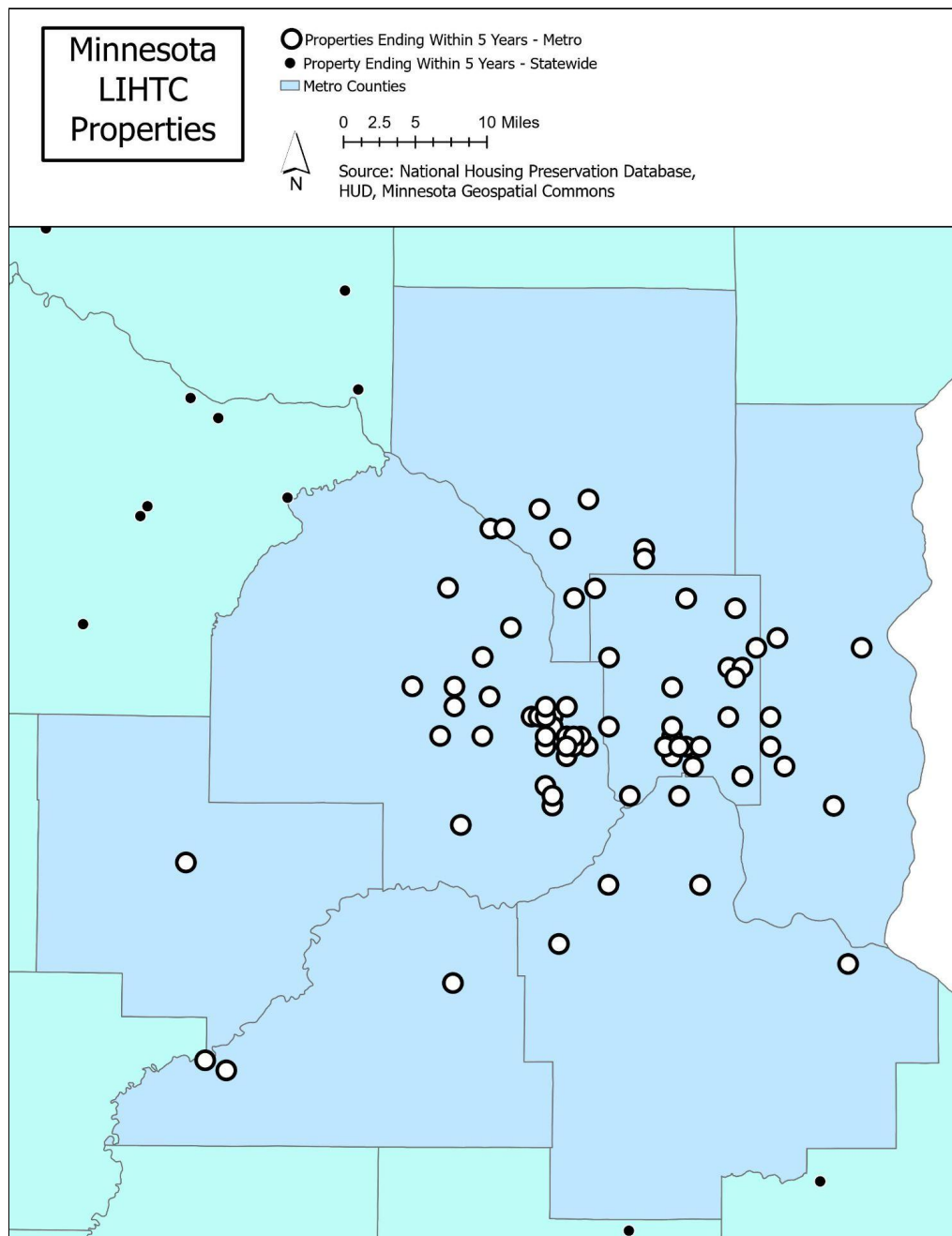


Figure 5



Given that LIHTC has historically and continues to be distributed across the state largely based on population, properties that will be completing LIHTC obligations in the next five years are mainly in the Twin Cities metropolitan area. 62% of the units nearing Year 30 in the next five years are in the seven-county metropolitan area.

Overall, it is difficult to determine how the end of these properties' LIHTC obligations will affect the overall stock of affordable housing in Minnesota. Given the myriad of factors that affect the affordability of a property after its LIHTC ends, such as other affordability requirements from other sources of public affordable housing funding, comparative price in regional housing markets, and whether or not the property is owned by a mission-driven organization, further research into each property would be needed to paint a clearer picture of what will happen to these properties. Additionally, this data does not take into account what the replacement rate will be for these properties, which is also affected by a wide range of factors. Additional further research into the expectation of not only LIHTC-funded affordable units for the next five years but also other affordable housing programs that could provide replacement units could help understand the impact of LIHTC projects nearing Year 30. The data in this report is essentially a worst-case scenario in terms of the loss of affordable housing units funded by LIHTC in Minnesota but can serve as a useful reference for targeted preservation or identification of areas that will be losing a significant number of LIHTC units that should be monitored for replacement rates and individual property outcomes.

There is a complete list of properties that are nearing the end of their obligations in the appendix.

Data Methods Used to Identify Properties

A list of active LIHTC properties in Minnesota was taken from both the National Housing Preservation Database (NHPD) and the Department of Housing and Urban Development (HUD). The list from NHPD was verified by cross-checking the data with the data from the HUD database using property name, address, and subsidy ID. If a property did not match on any of the three attributes, the two data entries were manually compared. Entries that didn't match were usually because the two databases stored the attributes in different forms. For example, if a property had multiple addresses, HUD would store "HAS MULTIPLE ADDRESSES" for the property address, whereas the NHPD would leave the address data for that property blank. Other common errors included some properties in the NHPD missing a 0 in their subsidy IDs, addresses having abbreviations such as "St." or "Blvd." when the other had the addresses fully

written out, and property names having the abbreviation “Apts” instead of “Apartments”. All 821 active LIHTC properties were fully verified on all three attributes after the manual check.

Policy Alternatives

The main policy alternative typically proposed to address the potential loss of affordable LIHTC units when a property reaches Year 30 is recapitalizing the property, especially recapitalizing the property by utilizing additional 4% or 9% tax credits for rehabilitation or purchasing the property from the original developer (Aurand et al. 2018, Khadduri et al. 2012, Scally et al. 2018). By using additional LIHTC, the property will continue to be subject to a 30 year minimum requirement of affordable rent rates. While this option is continually touted by affordable housing actors, there is a limited amount of capital, especially when planning to use LIHTC. If this is the policy choice made to try and maintain long term affordability in LIHTC properties, additional sources of capital, public or private, may need to be made available and be specifically targeted to properties transitioning from their 30 year minimum LIHTC requirements. Recapitalization could also be incorporated in the Minnesota Housing and the suballocators’ QAPs for projects that plan to use credits to recapitalize to prioritize long term affordability in properties that previously used LIHTC for funding.

An additional policy alternative to consider to maintain affordability in LIHTC properties is utilizing part of Section 42(i)(7) of the IRS Code which allows for eventual tenant ownership of LIHTC properties. The owner of the property may convert the rental units to homeownership units after the 15-year compliance period by allowing tenants to exercise a right of first refusal (Minnesota Housing 2021). As far as the report author was able to determine, this opportunity has never been utilized in Minnesota. Publicizing this and working with both property owners, tenants, and Minnesota Housing to facilitate eventual tenant ownership can work to provide tenants with the opportunity for homeownership along with preventing the displacement of low-income tenants. Prioritizing this as a policy alternative should include some sort of funding or technical assistance to help tenants purchase their homes.

Prioritizing long term affordability in LIHTC units can also be encouraged by amending the QAP used to score properties. This policy priority can be facilitated by granting additional points to proposals that provide a longer duration of affordability. For the 2022-23 QAP, Minnesota is adding points for longer affordability for deferred projects and for projects that have affordability durations of 40 to 50 years (Minnesota Housing “Summary” 2020). Based on 2022 QAPs from suballocators who administer their own LIHTC, this is not incorporated into those

jurisdictions' scoring processes. Suballocators could be encouraged to incorporate this into their QAPs to encourage projects with longer affordability.

Other general policy alternatives proposed by affordable housing actors included universal access to Section housing choice vouchers and the expansion of LIHTC, the National Housing Trust Fund, and public housing (Aurand et al. 2018, Scally et al. 2018).

Additional Further Research

Additional further research to consider would be to gain a further understanding of the history and rationale behind Minnesota's system of LIHTC suballocators. More investigation into why Minnesota originally structured its LIHTC distribution in this way and what benefits or drawbacks it has on affordable housing could improve our understanding of how to leverage this system.

Furthermore, more research could also be conducted to learn more about other states' policies surrounding long term affordability in LIHTC properties. Other states could have programs or policies that assist in the recapitalization of LIHTC properties or other incentives for long term affordability.

An additional direction for more research would be identifying past LIHTC properties in Minnesota that have reached Year 30 and analyzing whether or not the affordability has been maintained. Essentially, research could be conducted to make a Minnesota version of the HUD report referenced in this report. Properties that have expired can be found and verified using the same process identified in this report. The National Housing Preservation Database has some additional information about other government financing tools that properties may be using and Minnesota Housing could be contacted if the data the National Housing Preservation Database has is not a complete list. Rent rates at past LIHTC properties could be pulled from Costar. The most difficult information would be if the property has recapitalized using private capital and no public information was available, but the data point could still be useful in terms of determining what rent rates are at that specific property.

Appendix

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There is a separate appendix document with the complete data set used for the analysis in the report.

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Appendix A - LIHTC Properties Exiting Within 5 Years

Property Name	HUD Subsidy ID	Street Address	NHPP Property ID	Subsidy Status	Subsidy Name	Subsidy Subname	Assumed Units	City	State	US Code	County	Latitude	Longitude	Owner Name	Owner Type	# of Bedroom Units	Two Bedroom Units	Three + Bedroom Units	Target Population	Known Total Units	Construction Type	Earliest Start Date	Earliest End Date
ACOLAR HOUSE	MMN0010006	2001 BRYAN ST	0010006	Active	LIHTC	9% Tax Credit	55	MINNEAPOLIS	IN	55453	Hennepin	45.779171	-93.279171	44.976725 HARBOR LUMBER LIMITED PARTNERSHIP	Non-Profit	56	0	0	0 Elderly or disabled	56	New Construction	12/1/2001	11/31/2021
SAVING ARMY HOME HARBOR	MMN0010007	13 GLENWOOD AVENUE	0010007	Active	LIHTC	9% Tax Credit	22	MINNEAPOLIS	IN	55453	Hennepin	45.251727	-93.251727	44.9886 EAST BANK VILLAGE APARTS LIMITED PARTNERSHIP	Non-Profit	7	15	8	0	28	New Construction	12/1/2001	12/31/2021
WINDWOOD TOWNHOMES	MMN0010008	MULTIPLE BUILDING ADDRESSES	0010008	Active	LIHTC	4% and 9% Tax Credit	12	MINNEAPOLIS	IN	55453	Hennepin	45.251727	-93.251727	44.9886 EAST BANK VILLAGE APARTS LIMITED PARTNERSHIP	Non-Profit	12	0	0	0 Family	12	Acquisition and Rehab	12/1/2001	12/31/2021
ACTA ARTIST LOFTS	MMN0010009	633 GALTHER STREET	0010009	Active	LIHTC	4% and 9% Tax Credit	36	SANIT PAUL	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	12	24	0	36	Acquisition and Rehab	12/1/2002	12/31/2022
WESTMINSTER APARTMENTS	MMN0010010	MULTIPLE BUILDING ADDRESSES	0010010	Active	LIHTC	9% Tax Credit	75	BLAINE	IN	55401	Hennepin	45.251727	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	12	24	0	36	New Construction	12/1/2002	12/31/2022
MORRIS ELEGANT APARTMENTS	MMN0010011	MULTIPLE BUILDING ADDRESSES	0010011	Active	LIHTC	9% Tax Credit	16	MORRIS	IN	55371	Carver	45.82568	-93.179999	44.82568	Non-Profit	0	0	0	0	16	New Construction	12/1/2002	12/31/2022
EASTWOOD	MMN0010012	MULTIPLE BUILDING ADDRESSES	0010012	Active	LIHTC	9% Tax Credit	16	MORRIS	IN	55371	Carver	45.82568	-93.179999	44.82568	Non-Profit	0	0	0	0	16	New Construction	12/1/2002	12/31/2022
NEWBURY I	MMN0010013	1441 22ND ST S	0010013	Active	LIHTC	9% Tax Credit	25	SANIT PAUL	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	25	New Construction	12/1/2002	12/31/2022
PARK CROSSING APARTMENTS	MMN0010014	2086 BAYVIEW AVE	0010014	Active	LIHTC	9% Tax Credit	15	SANIT PAUL	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	15	New Construction	12/1/2002	12/31/2022
SANDSTONE CHASE	MMN0010015	231 MINNESOTA ST	0010015	Active	LIHTC	9% Tax Credit	15	SANNEBONE	IN	55072	Polk	45.81481	-93.1481	44.81481	Non-Profit	0	0	0	0	15	New Construction	12/1/2002	12/31/2022
DASH HIGHTS APARTMENTS	MMN0010016	MULTIPLE BUILDING ADDRESSES	0010016	Active	LIHTC	9% Tax Credit	11	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	11	New Construction	12/1/2002	12/31/2022
SUNSHINE APARTMENTS	MMN0010017	MULTIPLE BUILDING ADDRESSES	0010017	Active	LIHTC	9% Tax Credit	11	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	11	New Construction	12/1/2002	12/31/2022
WILKITA APARTMENTS	MMN0010018	MULTIPLE BUILDING ADDRESSES	0010018	Active	LIHTC	9% Tax Credit	11	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	11	New Construction	12/1/2002	12/31/2022
NORTH RIDGE APARTMENTS	MMN0010019	MULTIPLE BUILDING ADDRESSES	0010019	Active	LIHTC	9% Tax Credit	11	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	11	New Construction	12/1/2002	12/31/2022
SPRINGDALE PHASE II	MMN0010020	MULTIPLE BUILDING ADDRESSES	0010020	Active	LIHTC	9% Tax Credit	11	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	11	New Construction	12/1/2002	12/31/2022
2 RIVERS APARTMENTS (PRA PARK AVE APTS)	MMN0010021	2426 PARK AVE	0010021	Active	LIHTC	9% Tax Credit	11	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	11	New Construction	12/1/2002	12/31/2022
REDEVELOP APARTMENTS	MMN0010022	805 WILKINSON ST	0010022	Active	LIHTC	9% Tax Credit	11	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	11	New Construction	12/1/2002	12/31/2022
SUNSHINE APARTMENTS	MMN0010023	107 SECOND ST SE	0010023	Active	LIHTC	9% Tax Credit	11	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	11	New Construction	12/1/2002	12/31/2022
PINE STREET APARTMENTS	MMN0010024	280 PINE ST	0010024	Active	LIHTC	9% Tax Credit	11	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	11	New Construction	12/1/2002	12/31/2022
ROBERT WILL COMMUNITY HOUSING	MMN0010025	4810 MORO DR	0010025	Active	LIHTC	4% Tax Credit	11	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	11	New Construction	12/1/2002	12/31/2022
EWING SQUARE APARTMENTS	MMN0010026	MULTIPLE BUILDING ADDRESSES	0010026	Active	LIHTC	4% and 9% Tax Credit	12	BROOKLYN CENTER	IN	55427	Hennepin	45.319421	-93.219421	45.319421	Non-Profit	13	0	0	0 Elderly or disabled	13	Acquisition and Rehab	12/1/2002	12/31/2022
WINNETKA WEST AND NEW PINE HWY HSING CHAMPION DRIVE APARTMENTS	MMN0010027	8155 4TH AVE N	0010027	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
DOVER HILL	MMN0010028	2402 PINE ISLAND AVE N	0010028	Active	LIHTC	4% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
RUSSELL ARBONATION HEIGHTS	MMN0010029	MULTIPLE BUILDING ADDRESSES	0010029	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
CRAVE CROWDWAY	MMN0010030	281 54TH ST SE	0010030	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
MISSISSIPPI VIEW APARTMENTS	MMN0010031	1064444 AVE	0010031	Active	LIHTC	4% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
LOREKAYE TOWNHOMES	MMN0010032	MULTIPLE BUILDING ADDRESSES	0010032	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
PERISH APARTMENTS	MMN0010033	3130 FOURTH AVE N	0010033	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
LOREKAYE COURT	MMN0010034	2740 LOUISIANA AVE S	0010034	Active	LIHTC	4% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
LAKE VUE TH	MMN0010035	10305 HUDSON RD	0010035	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
RIPLEY GARDENS	MMN0010036	301 PINE AVE N	0010036	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
CEAR HILLS TOWNHOMES	MMN0010037	MULTIPLE BUILDING ADDRESSES	0010037	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
COUNTY TOWNE HOMES	MMN0010038	501 GRAND TERRACE	0010038	Active	LIHTC	4% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
DOWNTOWN COOPERATIVE	MMN0010039	1406 CHICAGO AVENUE	0010039	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
PARK CENTRAL APARTMENTS	MMN0010040	121 COUNTRY AVE NW	0010040	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
PINE RIVER SQUARE APARTMENTS	MMN0010041	300 MAIN ST	0010041	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
MANFORD COURT APARTMENTS II	MMN0010042	MULTIPLE BUILDING ADDRESSES	0010042	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
REGENCY	MMN0010043	501 GILBERT AVE	0010043	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
REDWOOD APARTMENTS	MMN0010044	MULTIPLE BUILDING ADDRESSES	0010044	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
HALTER PINE I	MMN0010045	MULTIPLE BUILDING ADDRESSES	0010045	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
SOUTHWEST APARTMENTS	MMN0010046	500 1ST ST SW	0010046	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
WOODVIEW APARTMENTS	MMN0010047	MULTIPLE BUILDING ADDRESSES	0010047	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
ALTURA APARTMENTS	MMN0010048	47 GRANDVIEW DR NW	0010048	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
TRAIL RIDGE	MMN0010049	MULTIPLE BUILDING ADDRESSES	0010049	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
HERITAGE SQUARE OF HOWARD LAKE	MMN0010050	1111 7TH ST	0010050	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
FALLS MANOR APARTMENTS	MMN0010051	MULTIPLE BUILDING ADDRESSES	0010051	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
HILLSIDE MANOR APARTMENTS	MMN0010052	15 SAND LAKE AVE SW	0010052	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
ELEVEN COURT	MMN0010053	2222 EXCELSIOR DR N	0010053	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
GREENTREE SQUARE II	MMN0010054	1100 BARRETT ST	0010054	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96020 BRANDY BENS KLUGGE LIMITED PARTNERSHIP	Non-Profit	0	0	0	0	12	New Construction	12/1/2002	12/31/2022
KENDALE AVENUE APARTMENTS	MMN0010055	209 LUTHER AVE	0010055	Active	LIHTC	9% Tax Credit	12	WILKINSON	IN	55101	Ramsey	45.5501	-93.100801	44.96									

Appendix A - LIHTC Properties Exiting Within 5 Years

Property Name	HUD Subsidy ID	Street Address	NPWD Property ID	Subsidy Status	Subsidy Name	Subsidy Subname	Assisted Units	City	State	Zip Code	County	Longitude	Latitude	Owner Name	Owner Type	0-1 Bedroom Units	Two Bedroom Units	Three + Bedroom Units	Target Population	Known Total Units	Construction Type	Earliest Start Date	Earliest End Date
ASHWOOD PONDS APARTMENTS	MM19090002	6725 ASHWOOD ROAD	108674	Active	LIHTC	9% Tax Credit	35	WILCOXVILLE	MA	05525	Washington	-92.86734	44.84752	BARC ASHWOOD LLC		6	20	10	Family	30	New Construction	1/1/1995	1/1/2035
LIBERTY PARK	MM19060100	121 58TH AVE NW	1058135	Active	LIHTC	9% Tax Credit	8	COON RAPIDS	MIN	55448	Anoka	-93.26974	45.162773	ANOKA COUNTY COMMUNITY ACTION PROGRAM INC		4	1	2		8	New Construction	1/1/1996	1/1/2026
BIRCH VILLA APARTMENTS	MM19060055	825 S BRIDGE ST	1058124	Active	LIHTC	9% Tax Credit	11	ROSELTON	MIN	55873	Margaret	-94.29793	45.83769	BIRCH VILLA APTS LLC		2	6	4		12	New Construction	1/1/1996	1/1/2026
COTTAGES OF ANNANDALE	MM19090004	MULTIPLE BUILDING ADDRESSES	1165109	Active	LIHTC	9% Tax Credit	35	ANNANDALE	VA	22022	Stafford	-88.75645	45.26238			0	0	0		27	New Construction	1/1/1996	1/1/2026
SUNNY LAKE PONTE APARTMENTS	MM19060009	2702 COUNTY RD J	1165352	Active	LIHTC	9% Tax Credit	73	MAUNDEN VIEW	MA	05512	Ramsey	-93.215873	45.10728			0	0	0		89	New Construction	1/1/1996	1/1/2026
TRAIL RIDGE II (PAX VALLEY VIEW TWO)	MM19060011	MULTIPLE BUILDING ADDRESSES	1165225	Active	LIHTC	9% Tax Credit	20	BRANDERD	MIN	56463	Crow Wing	-94.37599	46.33441			0	10	10		20	New Construction	1/1/1996	1/1/2026
LINDEN PLACE	MM82059030	5505 BOONE AVE N	1058171	Active	LIHTC	9% Tax Credit	35	NEW HOPE	MIN	55428	Hennepin	-93.25449	44.944728			0	4	0		35	Acquisition and Rehab	1/1/2005	1/1/2026
EASTWOOD VILLAGE OF OXONDALE	MM19060056	MULTIPLE BUILDING ADDRESSES	1058096	Active	LIHTC	9% Tax Credit	52	CONDALE	MA	05528	Washington	-92.97299	44.99361			0	0	0		52	New Construction	1/1/1995	1/1/2026
COTTAGES OF VADNAS HEIGHTS	MM19060055	MULTIPLE BUILDING ADDRESSES	1058093	Active	LIHTC	4% Tax Credit	100	VADNAS HEIGHTS	MIN	55127	Ramsey	-93.09197	45.10501			20	52	28		100	New Construction	1/1/1995	1/1/2026
SUNRISE APARTMENTS	MM19060050	1636 7TH AVE E	1058114	Active	LIHTC	9% Tax Credit	17	ALEXANDRIA	VA	22309	Douglas	-95.52329	45.88445			0	13	5		18	New Construction	1/1/1995	1/1/2026
LAKE ROAD APARTMENTS	MM19060007	325 SUMMIT AVE W	1058089	Active	LIHTC	9% Tax Credit	8	BLACKCLOCK	MIN	56530	PNCA	-94.55887	47.72849			0	5	3		8	New Construction	1/1/1995	1/1/2026
CANNON FALLS CONGREGATE ONE HILLS MANOR	MM19060008	8201 CONIC HEIGHTS LN	1058083	Active	LIHTC	4% and 9% Tax Credit	24	CANNON FALLS	MIN	55007	Goodhue	-92.96236	44.51088			0	0	0		32	Acquisition and Rehab	1/1/1995	1/1/2026
COUNTYVIEW TOWNHOMES	MM19060008	8201 CONIC HEIGHTS LN	1058102	Active	LIHTC	9% Tax Credit	47	CIRCLE PINES	MIN	55014	Anoka	-93.148779	45.146138			0	0	0		48	New Construction	1/1/1995	1/1/2026
GRAN GABLES APARTMENTS	MM19060070	379 COUNTRY SIDE LN	1058130	Active	LIHTC	9% Tax Credit	12	ALBANY	MIN	56376	Stearns	-94.563796	45.6236	SAND COMPANIES INC		0	0	12		12	New Construction	1/1/1996	1/1/2026
WASHINGTON STUDIOS	MM19060085	3192 BRIDGE AVE	1058122	Active	LIHTC	9% Tax Credit	44	ALBERT LEA	MIN	56027	Friedberg	-93.37795	45.66239	PREMIER REAL ESTATE MGMT LLC		8	26	14		48	New Construction	1/1/1996	1/1/2026
MEADOW RUN TOWNHOMES	MM19060055	300 COTTAGE LN	1058128	Active	LIHTC	9% Tax Credit	26	COLD SPRING	MIN	56320	Stearns	-94.442051	45.460251	INM PROPERTY MGMT INC		0	0	0		32	New Construction	1/1/1996	1/1/2026
BEAUMONT APARTMENTS	MM19060081	315 S LAKE AVE	1058098	Active	LIHTC	9% Tax Credit	39	DALLUTH	MIN	55801	S. Louis	-92.10717	46.78891	SHERMAN ASSOC		10	14	7		39		1/1/1996	1/1/2026
COTTAGE HOMESTEADS OF WILLOW PONDS	MM19060060	107 ELM ST	1058129	Active	LIHTC	9% Tax Credit	47	LIND LAKES	MIN	55014	Anoka	-93.312	45.13862	PARAMARK CORP		12	34			48	New Construction	1/1/1996	1/1/2026
MEADOW RUN TOWNHOMES	MM19060115	734 ELM AVE SE	1058138	Active	LIHTC	9% Tax Credit	12	MENAHSA	MIN	56484	Wadena	-94.74988	46.73128	PARTNERSHIP TO SUPPLY AFFORDABLE HOUSING		8	4			12	New Construction	1/1/1996	1/1/2026
ANDHABE BI GI WINN	MM19060051	1000 W FRANKLIN AVENUE	1058140	Active	LIHTC	4% Tax Credit	87	MINNEAPOLIS	MIN	55403	Hennepin	-93.26189	44.96286	BEAUMONT BROTHERS LLC - BEAUMONT OPERATIONS LLC		76	11	50		87	Acquisition and Rehab	1/1/1996	1/1/2026
ANDHABE BI GI WINN	MM19060051	1600 EAST 10TH STREET	1058445	Active	LIHTC	9% Tax Credit	77	MINNEAPOLIS	MIN	55404	Hennepin	-93.252784	44.963916	ANDHABE BI GI WINN HOUSING LIMITED PARTNERSHIP		0	0	0		77	New Construction and Acquisition and Rehab	1/1/1996	1/1/2026
ANDHABE WAKOLUN	MM19060051	1600 EAST 10TH STREET	1058445	Active	LIHTC	9% Tax Credit	40	MINNEAPOLIS	MIN	55404	Hennepin	-93.252784	44.963916	ANDHABE WAKOLUN LIMITED PARTNERSHIP		0	0	0		40	New Construction	1/1/1996	1/1/2026
ST ANTHONY HISTORIC	MM19060008	2101 EAST HENNINGEN AVENUE	1105312	Active	LIHTC	4% and 9% Tax Credit	20	MINNEAPOLIS	MIN	55414	Hennepin	-93.25765	44.98784	MANQUETTE HISTORIC LIMITED PARTNERSHIP		20	0	0		20	Acquisition and Rehab	1/1/1996	1/1/2026
RIVER VIEW ESTATES	MM19060160	2412 BROADWAY ST	1058145	Active	LIHTC	9% Tax Credit	19	NEW ULUM	MIN	56073	Brown	-94.439	44.38028	PREMIER REAL ESTATE MGMT LLC		15	4			24	New Construction	1/1/1996	1/1/2026
PARKWAY TOWNHOMES	MM19060145	1546 JEFFERSON PIKE	1058143	Active	LIHTC	9% Tax Credit	25	NORTHFIELD	MIN	55057	Park	-93.55700	44.48362	PREMIER REAL ESTATE MGMT LLC		19	6			25	New Construction	1/1/1996	1/1/2026
ONAMIA TOWN SQUARE	MM19060140	302 RAILROAD AVE W	1114890	Active	LIHTC	4% Tax Credit	39	ONAMIA	MIN	56359	Mille Lacs	-93.7322	46.13502	METROPOLIS DEVELOPMENT INC		14	17	8		39	New Construction	9/8/1995	1/1/2026
BANDES HILLS TR	MM19060020	5928 BANDES RD NW	1058123	Active	LIHTC	9% Tax Credit	25	ROCHESTER	MIN	55904	Chisholm	-92.58623	44.08589	PARAMARK CORP		11	24			25	New Construction	1/1/1996	1/1/2026
RAMSEY HILL APARTMENTS	MM19060006	478 MARSHALL AVE	1059312	Active	LIHTC	9% Tax Credit	54	SANCT PAUL	MIN	55102	Ramsey	-93.12005	44.948719	CHOC RAMSEY HILL LLC		42	4	8	Mixed	54	Acquisition and Rehab	1/1/1996	1/1/2026
BEAR RUN TOWNHOMES	MM19060025	2125 DIVISION CT	1058123	Active	LIHTC	9% Tax Credit	22	WHITE BEAR LAKE	MIN	55121	Ramsey	-93.24899	45.08701	PARAMARK CORP		22	0			22	New Construction	1/1/1996	1/1/2026
JEFFERSON HEIGHTS TOWNHOMES	MM19060090	1301 JEFFERSON HEIGHTS DR	1058133	Active	LIHTC	9% Tax Credit	18	ZUMBACHTA	MIN	55992	Goodhue	-92.88862	44.57728	PARAMARK CORP		8	16			24	New Construction	1/1/1996	1/1/2026
NORTHERN STAR COMMUNITY	MM19060130	800 36TH ST NW	1058141	Active	LIHTC	9% Tax Credit	36	BENEDI	MIN	56603	Buhlman	-94.89109	47.49388	PREMIER REAL ESTATE MGMT LLC		9	15	12		36	New Construction	1/1/1996	1/1/2026
VILLAS OF CAROLINE	MM19060180	1482 LESTER LN NW	1058148	Active	LIHTC	9% Tax Credit	38	COON RAPIDS	MIN	55448	Anoka	-93.30487	45.18493	MARTY T INC		6	12	13		30	New Construction	1/1/1996	1/1/2026
CAREFREE COTTAGES OF MAPLEWOOD	MM19060045	1801 GERMAN AVE	1058126	Active	LIHTC	4% Tax Credit	108	MAPLEWOOD	MIN	55393	Ramsey	-93.024284	45.01614	VISION QUEST PROPERTY MGMT		56	43	43		147	New Construction	1/1/1996	1/1/2026
KESTREL VILLAGE APARTMENTS	MM19060055	16724 BRUNCKRIDGE AVE SE	1058134	Active	LIHTC	9% Tax Credit	47	PIED LAKE	MIN	55373	Sart	-93.42171	44.76601	METES & BOUNDS MGMT CO		0	0	0		47	New Construction	1/1/1996	1/1/2026
CENTRAL TOWERS	MM19060055	201 E EXCHANGE ST	1057792	Active	LIHTC	4% and 9% Tax Credit	191	SANCT PAUL	MIN	55101	Ramsey	-93.09734	44.94924	CENTRAL TOWERS LIMITED PARTNERSHIP		191	2	65	Elderly or disabled	191		1/1/1996	1/1/2026
COTTONWOOD APARTMENTS	MM19060045	138 COURTY AVE	1109739	Active	LIHTC	4% Tax Credit	23	SPICER	MIN	5628	Kandiyohi	-94.94387	45.23015	NORTH STAR PROPERTY MGMT		24	0	0		24	New Construction	11/8/1995	1/1/2026
ST CROIX VILLAGE	MM19060007	1602 OXFORD STREET	1109114	Active	LIHTC	9% Tax Credit	20	STUKLAVIER	MIN	56023	Washington	-92.84129	45.04638	ST CROIX VILLAGE LLC		0	0	20	Mixed	20	New Construction	1/1/1996	1/1/2026
GRANITE CITY TOWNHOMES	MM19060113	433 13RD AVENUE NORTH	1105315	Active	LIHTC	9% Tax Credit	24	SANCT CLOUD	MIN	56303	Stearns	-94.39447	45.54147	GRANITE CITY TOWNHOMES LLC		0	8	16		24	New Construction	1/1/1996	1/1/2026
MARPLAND PARK APARTMENTS	MM19060104	1610 MARPLAND AVENUE	1109124	Active	LIHTC	4% Tax Credit	172	SANCT PAUL	MIN	55108	Ramsey	-93.03373	44.97784	ST PAUL LEASED HOUSING ASSOCIATES V LIMITED PARTNERSHIP		88	82	2	Family	172	New Construction	1/1/1971	1/1/2026
MIDTOWN EXCHANGE APARTMENTS	MM19060007	2920 CHICAGO AVENUE SOUTH	1058112	Active	LIHTC	4% Tax Credit	180	MINNEAPOLIS	MIN	55407	Hennepin	-93.26466	44.94927	54 MIDTOWN EXCHANGE APTS LIMITED PARTNERSHIP		0	0	0		210	Acquisition and Rehab	1/1/2006	1/6/2026
ONE RIDGE MANOR - MELROSE	MM19060038	20 W WINTH AVE E	1057811	Active	LIHTC	4% Tax Credit	24	MELROSE	MIN	56331	Stearns	-94.80221	45.07094	ESSENCE PROPERTY MGMT INCORPORATED	For Profit	0	0	0		25	Acquisition and Rehab	1/1/2009	2/28/2026
GUS JORDON PLACE	MM19060140	413 1TH ST N	1057788	Active	LIHTC	4% Tax Credit	108	MINNETONKA	MIN	56013	Blue Earth	-93.59621	45.168142			107	1	0	Elderly or disabled	108	Acquisition and Rehab	1/1/2014	3/15/2026
LAUREL RUN APARTMENTS	MM19060005	321 OLD HWY E SW	1058210	Active	LIHTC	9% Tax Credit	52	NEW BRIGHTON	MIN	55121	Ramsey	-93.07722	45.04424	VESTA PROPERTY MGMT LLC	For Profit	0	39	13	Family	52	New Construction	1/1/2006	5/30/2026
EAST METRO PLACE I - STABILIZATION OF EAST METRO	MM19060004	3521 CENTURY AVE E	1058179	Active	LIHTC	4% and 9% Tax Credit	34	WHITE BEAR LAKE	MIN	55120	Ramsey	-92.80288	45.04781			0	19	0		35	New Construction	1/24/1998	5/30/2026
HISTORIC BLUFF LANDINGS	MM19060020	207 BATES AVENUE	1058012	Active	LIHTC	9% Tax Credit	16	SANCT PAUL	MIN	55106	Ramsey	-93.06539	44.95472	HOME FOR LEARNING LIMITED PARTNERSHIP		0	3	13	Family	16	New Construction	1/1/2003	5/31/2026
GRAMHAM PLACE	MM19059116	1745 GRAMHAM AVENUE	1058181	Active	LIHTC	4% Tax Credit	121	SANCT PAUL	MIN	55116	Ramsey	-93.14713	44.899339	GATEWAY SENIOR LIMITED PARTNERSHIP		42	79	0		121	New Construction	1/1/2005	5/31/2026

Appendix B - LIHTC Properties Exiting Within 10 Years

Property Name	HHS Subsidy ID	Street Address	NHPP Property ID	Subsidy Status	Subsidy Name	Subsidy Subname	Assisted Units	Key	State	Zip Code	County	Latitude	Longitude	Owner Name	Owner Type	0-1 Bedroom Units	Two Bedroom Units	Three+ Bedroom Units	Target Population	Known Total Units	Construction Type	Earliest Start Date	Earliest End Date
VERDOLLA VILLAGE	MMB0100000	3051 EIGHTH ST	1143000000	Active	9% Tax Credit		15	PA	19106	PA	DADE	33.7196	-81.2516	15 HARBOUR LANE PARTNERSHIP	0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
SAVATION ARMY HOME HARBOR	MMB0100007	33 GLENWOOD AVENUE	1008467	Active	9% Tax Credit		96	MA	01860	MA	ESSEX	42.3797	-71.0723	HARBOR LANE PARTNERSHIP	0-1 Bedroom Units	96	0	0	0 Elderly or disabled	96	New Construction	12/1/2005	12/1/2024
EDT BANK VILLAGE	MMB0100008	222 UNIVERSITY AVENUE	1007626	Active	9% Tax Credit		22	MA	02108	MA	MIDDLESEX	42.3572	-71.0652	EAST BANK VILLAGE APARTS LIMITED PARTNERSHIP	0-1 Bedroom Units	7	15	8	0 Family	22	New Construction	12/1/2005	12/1/2024
WINDYWOOD TOWNHOMES	MMB0100009	MULTIPLE BUILDING ADDRESSES	1008466	Active	4% and 9% Tax Credit		138	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	138	0	0	0 Family	138	New Construction	12/1/2005	12/1/2024
GG ARTIST LOFTS	MMB0100010	633 GASTON STREET	1134547	Active	9% Tax Credit		36	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	36	0	0	0 Family	36	New Construction	12/1/2005	12/1/2024
WESTMINSTER APARTMENTS	MMB0100012	MULTIPLE BUILDING ADDRESSES	1161531	Active	9% Tax Credit		17	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	17	0	0	0 Family	17	New Construction	12/1/2005	12/1/2024
MAUNA KEEHANE APARTMENTS	MMB0100015	MULTIPLE BUILDING ADDRESSES	1161531	Active	9% Tax Credit		17	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	17	0	0	0 Family	17	New Construction	12/1/2005	12/1/2024
EASTWOOD	MMB0100016	MULTIPLE BUILDING ADDRESSES	1007986	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Family	24	New Construction	12/1/2005	12/1/2024
NEWBURY I	MMB0100017	3412 22ND ST	1007998	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Family	24	New Construction	12/1/2005	12/1/2024
PARK CROSSING APARTMENTS	MMB0100018	3686 BAYVIEW AVE	1008209	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Family	15	New Construction	12/1/2005	12/1/2024
SANDSTONE COUNTRY	MMB0100019	231 MINNESOTA ST	1148022	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Family	15	New Construction	12/1/2005	12/1/2024
DATA HEIGHTS APARTMENTS	MMB0100020	MULTIPLE BUILDING ADDRESSES	1118850	Active	9% Tax Credit		70	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	70	0	0	0 Family	70	New Construction	12/1/2005	12/1/2024
SUNSHINE APARTMENTS	MMB0100021	2402 CLARET ST	1007986	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Family	24	New Construction	12/1/2005	12/1/2024
WILKITA APARTMENTS	MMB0100023	MULTIPLE BUILDING ADDRESSES	1008051	Active	9% Tax Credit		44	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	44	0	0	0 Family	44	New Construction	12/1/2005	12/1/2024
NORTH RIDGE APARTMENTS	MMB0100027	3003 3RD AVE NE	1008052	Active	9% Tax Credit		10	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	10	0	0	0 Family	10	New Construction	12/1/2005	12/1/2024
SPRINGHAVEN PHASE II	MMB0100030	MULTIPLE BUILDING ADDRESSES	1111006	Active	9% Tax Credit		26	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	26	0	0	0 Family	26	New Construction	12/1/2005	12/1/2024
7 RIVERS APARTMENTS (PVA PARK AVE APTS)	MMB0100031	2426 PARK AVE	1008053	Active	9% Tax Credit		10	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	10	0	0	0 Family	10	New Construction	12/1/2005	12/1/2024
REDEVELOP APARTMENTS	MMB0100032	805 WILSON ST	1147478	Active	9% Tax Credit		25	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	25	0	0	0 Family	25	New Construction	12/1/2005	12/1/2024
SUNSHINE APARTMENTS	MMB0100033	307 SECONDO ST SE	1110603	Active	9% Tax Credit		10	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	10	0	0	0 Family	10	New Construction	12/1/2005	12/1/2024
PINE STREET APARTMENTS	MMB0100034	280 PINE ST	1007986	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Family	24	New Construction	12/1/2005	12/1/2024
ROBERT WILL COMMUNITY HOUSING	MMB0100037	4810 NORO DR	1107208	Active	4% Tax Credit		11	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	11	0	0	0 Elderly or disabled	11	New Construction	12/1/2005	12/1/2024
EWING SQUARE TOWNHOMES	MMB0100038	MULTIPLE BUILDING ADDRESSES	1008049	Active	4% and 9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
WINNETKA WEST AVE NEW SUB W/ HSNG	MMB0100039	8155 4TH AVE N	1007627	Active	9% Tax Credit		70	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	70	0	0	0 Elderly or disabled	70	New Construction	12/1/2005	12/1/2024
CHAMBER DRIVE APARTMENTS	MMB0100040	MULTIPLE BUILDING ADDRESSES	1008129	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
CHAMBER DRIVE APARTMENTS	MMB0100041	2402 HEDGE GLEN AVE N	1007986	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Elderly or disabled	24	New Construction	12/1/2005	12/1/2024
RUSSELL ABBREVIATION HEIGHTS	MMB0100042	MULTIPLE BUILDING ADDRESSES	1007655	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Elderly or disabled	24	New Construction	12/1/2005	12/1/2024
CANE CROWAY	MMB0100043	251 154TH ST NW	1007986	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Elderly or disabled	24	New Construction	12/1/2005	12/1/2024
MISSISSIPPI VIEW APARTMENTS	MMB0100044	1196440 AVE	1196440	Active	4% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
MADEIRA TOWNHOMES	MMB0100045	MULTIPLE BUILDING ADDRESSES	1007986	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Elderly or disabled	24	New Construction	12/1/2005	12/1/2024
PERCH APARTMENTS	MMB0100046	3110 FOURTH AVE S	1008049	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
LOUISIANA COURT	MMB0100047	2740 LOUISIANA AVE S	1008121	Active	4% Tax Credit		12	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	12	0	0	0 Elderly or disabled	12	New Construction	12/1/2005	12/1/2024
LAKE SIDE TR	MMB0100048	10308 HILSDEN RD	1007986	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Elderly or disabled	24	New Construction	12/1/2005	12/1/2024
RIPLEY GARDENS	MMB0100049	301 FERN AVE N	1008888	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Elderly or disabled	24	New Construction	12/1/2005	12/1/2024
LEONARD WALLS TOWNHOMES	MMB0100051	MULTIPLE BUILDING ADDRESSES	1007986	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Elderly or disabled	24	New Construction	12/1/2005	12/1/2024
CUNY TOWN HOMES	MMB0100052	501 GIBSON TERRACE	1007986	Active	4% Tax Credit		27	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	27	0	0	0 Elderly or disabled	27	New Construction	12/1/2005	12/1/2024
DONALD COOPERATIVE	MMB0100053	3406 CHICAGO AVENUE	1102426	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
PARK CENTRAL APARTMENTS	MMB0100054	121 COUNTRY AVE NW	1148108	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
PINE RIVER SQUARE APARTMENTS	MMB0100055	300 MAIN ST	1116224	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
MAPLEWOOD COURT APARTMENTS II	MMB0100056	MULTIPLE BUILDING ADDRESSES	1008049	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Elderly or disabled	24	New Construction	12/1/2005	12/1/2024
REGENCY	MMB0100057	501 GILBERT AVE	1008661	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
ROCKDALE APARTMENTS	MMB0100058	MULTIPLE BUILDING ADDRESSES	1111899	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
HALTER PINES II	MMB0100059	900 HILSDEN AVE	1118460	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
SOUTHWEST APARTMENTS	MMB0100060	500 2ND ST NW	1008049	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
WOODWAY APARTMENTS	MMB0100061	MULTIPLE BUILDING ADDRESSES	1007986	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Elderly or disabled	24	New Construction	12/1/2005	12/1/2024
ALTA APARTMENTS	MMB0100062	47 GRANDVIEW DR NW	1110221	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
TRAIL RIDGE	MMB0100063	MULTIPLE BUILDING ADDRESSES	1008049	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Elderly or disabled	24	New Construction	12/1/2005	12/1/2024
HERITAGE SQUARE OF HOWARD LAKE	MMB0100065	1111 7TH ST	1008055	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
FALLS MANOR	MMB0100066	MULTIPLE BUILDING ADDRESSES	1111447	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
HILSDEN MANOR APARTMENTS	MMB0100067	35 SAND LAKE AVE S	1008055	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
EXCELSION COURT	MMB0100068	2222 EXCELSION RD N	1116224	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
GREENWICH SQUARE II	MMB0100069	1300 BARNETTE ST	1008049	Active	9% Tax Credit		24	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	24	0	0	0 Elderly or disabled	24	New Construction	12/1/2005	12/1/2024
ELLENHART APARTMENTS	MMB0100070	209 LITHE AVE	1008062	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
SPRING COURT	MMB0100071	307 SPRING RD	1008049	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
MMB0100072	801 W FIFTH ST	1114145	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024	
HINCKLEY SQUARE APARTMENTS	MMB0100073	1111 7TH ST SW	1111792	Active	9% Tax Credit		15	MA	02108	MA	MIDDLESEX	42.3502	-71.0579		0-1 Bedroom Units	15	0	0	0 Elderly or disabled	15	New Construction	12/1/2005	12/1/2024
HALTER VILLA II	MMB0100074	501 EMMETT ST	1008121	Active	9% Tax Credit																		

Appendix B - LIHTC Properties Exiting Within 10 Years

Property Name	HUD Subsidy ID	Street Address	NHPP Property ID	Subsidy Status	Subsidy Name	Subsidy Subname	Assisted Units	City	State	Zip Code	County	Longitude	Latitude	Owner Name	Owner Type	0 - 1 Bedroom Units	Two Bedroom Units	Three + Bedroom Units	Target Population	Known Total Units	Construction Type	Earliest Start Date	Earliest End Date
ASHFORD PONDS APARTMENTS	MA181960002	8125 BEDFORD ROAD	110476 Active	LIHTC	9% Tax Credit		15	WINDSOR	MA	01515	Worcester	-81.76158	42.84752	BARC ASHFORD LLC		4	20	1	10 Family	36 New Construction	1/1/1995	1/1/2026	
LIBERTY PARK	MA181960003	12 106TH AVE NW	1068135 Active	LIHTC	9% Tax Credit		8	COON RAPIDS	MIN	55448	Anoka	-93.26674	45.162773	ANOKA COUNTY COMMUNITY ACTION PROGRAM INC		4	1	2		8 New Construction	1/1/1996	1/1/2026	
BIRCH VILLA APARTMENTS	MA181960004	625 N BIRCH ST	1068124 Active	LIHTC	9% Tax Credit		11	ROHAULT	MIN	56373	Marietta	-94.29783	45.83769	BIRCH VILLA APTS LLC		2	6	4		12 New Construction	1/1/1996	1/1/2026	
COTTAGES OF ANNANDALE	MA181960005	MULTIPLE BUILDING ADDRESSES	1161109 Active	LIHTC	9% Tax Credit		35	ANNANDALE	MA	01926	Wright	-81.76465	42.28238			0	0	0		27 New Construction	1/1/1996	1/1/2026	
SILVER LAKE PONTE APARTMENTS	MA181960009	27012 COUNTY RD 1	1161532 Active	LIHTC	9% Tax Credit		73	MOUNDVIEW	MIN	55112	Ramsey	-93.21583	45.10728			0	0	0		83 New Construction	1/1/1996	1/1/2026	
TRAIL RIDGE II (P&A VALLEY VIEW TR)	MA181960011	MULTIPLE BUILDING ADDRESSES	1162270 Active	LIHTC	9% Tax Credit		20	BRANDERD	MIN	56402	Crow Wing	-94.17589	46.33401			0	10	10		20 New Construction	1/1/1996	1/1/2026	
LINDEN PLACE	MA080059020	5505 BOONE AVE N	1068173 Active	LIHTC	9% Tax Credit		35	NEW HOPE	MIN	55438	Hennepin	-93.25489	44.944728			0	4	0		35 Acquisition and Rehab	1/1/2005	1/1/2026	
EASTWOOD VILLAGE OF CARMALE	MA181960006	MULTIPLE BUILDING ADDRESSES	1068096 Active	LIHTC	9% Tax Credit		52	CANDALE	MIN	55128	Washington	-92.97286	44.993501			0	0	0		52 New Construction	1/1/1995	1/1/2026	
COTTAGES OF VANDAS HEIGHTS	MA181960005	MULTIPLE BUILDING ADDRESSES	1068093 Active	LIHTC	4% Tax Credit		100	VANDAS HEIGHTS	MIN	55127	Ramsey	-93.09189	45.101501			20	52	28		100 New Construction	1/1/1995	1/1/2026	
SUNRISE APARTMENTS	MA181960010	3650 7TH AVE E	1068114 Active	LIHTC	9% Tax Credit		17	ALEXANDRIA	MIN	56386	Douglas	-95.25283	45.88445			0	13	5		18 New Construction	1/1/1995	1/1/2026	
LAKE ROAD APARTMENTS	MA181960007	325 SUMMIT AVE W	1068089 Active	LIHTC	9% Tax Credit		8	BLACKDICK	MA	01630	Worcester	-84.53887	42.728499			0	5	3		8 New Construction	1/1/2006	1/1/2026	
CANNON FALLS CONGREGATE	MA181960003	115 MINNESOTA ST W	1068083 Active	LIHTC	4% and 9% Tax Credit		24	CANNON FALLS	MIN	55009	Goodhue	-92.90236	44.51098			0	0	0		32 Acquisition and Rehab	1/1/1995	1/1/2026	
ONE HILLS MANOR	MA181960008	820 CIRC HIGGSETTS LN	1068102 Active	LIHTC	9% Tax Credit		47	CIRCLE PINES	MIN	55014	Anoka	-93.148973	45.146438			0	0	0		48 New Construction	1/1/1995	1/1/2026	
COUNTYRIDGE TOWNHOMES	MA181960070	379 COUNTRY SIDE LN	1068130 Active	LIHTC	9% Tax Credit		12	ALBANY	MIN	56397	Shannon	-94.563796	45.4295	SAND COMPANIES INC		0	0	0		12 New Construction	1/1/1996	1/1/2026	
GRAY GABLES APARTMENTS	MA181960005	3912 BRIDGE AVE	1068132 Active	LIHTC	9% Tax Credit		44	ALBERT LEA	MIN	56027	Frederick	-93.57752	45.66239	PREMIER REAL ESTATE MGMT LLC		8	26	14		46 New Construction	1/1/1996	1/1/2026	
COTTAGE COURT	MA181960005	1300 COTTAGE LN	1068126 Active	LIHTC	9% Tax Credit		26	COLD SPRING	MIN	56120	Shannon	-94.44202	45.46020	INH PROPERTY MGMT INC		0	0	0		32 New Construction	1/1/1996	1/1/2026	
WASHINGTON STUDIOS	MA181960011	315 N LAKE AVE	1069098 Active	LIHTC	9% Tax Credit		39	EXALTY	MIN	55810	St. Louis	-92.10171	46.78817	SHERMAN ASSOC		10	14	7		39 New Construction	1/1/1996	1/1/2026	
COTTAGE HOMESTEADS OF WILLOW PONDS	MA181960002	307 ELM ST	1068129 Active	LIHTC	9% Tax Credit		47	UNION LAKE	MIN	55014	Anoka	-93.1121	45.13862	PANAMARK CORP		12	34			48 New Construction	1/1/1996	1/1/2026	
MEADOW RUN TOWNHOMES	MA181960015	714 ELM AVE SE	1068138 Active	LIHTC	9% Tax Credit		12	MENAFIDA	MIN	56484	Wadena	-94.74908	46.71378	PREMIER REAL ESTATE MGMT LLC		0	0	0		12 New Construction	1/1/1996	1/1/2026	
BLISSMONT APARTMENTS	MA181960003	1000 W FRANKLIN AVENUE	1112408 Active	LIHTC	4% Tax Credit		87	MINNEAPOLIS	MIN	55403	Hennepin	-93.20189	44.95286	BLISSMONT BROTHERS LLC - BLISSMONT OPERATIONS LLC		76	11	50		87 Acquisition and Rehab	1/1/1995	1/1/2026	
ASHENHABE BLI GI WIN	MA020140001	1600 EAST 18TH STREET	1068445 Active	LIHTC	9% Tax Credit		77	MINNEAPOLIS	MIN	55404	Hennepin	-93.252784	44.963916	ASHENHABE BLI GI WIN HOUSING LIMITED PARTNERSHIP		0	0	0		77 Both New Construction and Acquisition and Rehab	1/1/1996	1/1/2026	
ASHENHABE WAKJUGUN	MA181960001	1600 EAST 26TH STREET	1068445 Active	LIHTC	9% Tax Credit		40	MINNEAPOLIS	MIN	55404	Hennepin	-93.252784	44.963916	ASHENHABE WAKJUGUN LIMITED PARTNERSHIP		0	0	0		40 New Construction	1/1/1996	1/1/2026	
ST ANTHONY HISTORIC	MA181960008	210 EAST PENNINGTON AVENUE	1103112 Active	LIHTC	4% and 9% Tax Credit		20	MINNEAPOLIS	MIN	55414	Hennepin	-93.25761	44.98738	MANDELITE HISTORIC LIMITED PARTNERSHIP		0	0	0		20 Acquisition and Rehab	1/1/1996	1/1/2026	
RIVER VIEW ESTATES	MA181960160	29121 BROADWAY ST	1068145 Active	LIHTC	9% Tax Credit		39	NEW ULM	MIN	56073	Brown	-94.691	44.36028	PREMIER REAL ESTATE MGMT LLC		15	4	4		24 New Construction	1/1/1996	1/1/2026	
PANORAMA TOWNHOMES	MA181960145	5844 JEFFERSON PKWY	1068145 Active	LIHTC	9% Tax Credit		25	WORTHFIELD	MIN	55057	Rice	-93.56706	44.46362	PREMIER REAL ESTATE MGMT LLC		19	6	1		32 New Construction	1/1/2005	1/1/2026	
ONAMA TOWN SQUARE	MA181960140	3023 RAULROAD AVE W	1114890 Active	LIHTC	4% Tax Credit		39	ONAMA	MIN	56359	Mill Lake	-93.7321	46.113601	METROPOLIS DEVELOPMENT INC		14	17	8		39 New Construction	9/8/1995	1/1/2026	
BANDES HILLS TR	MA181960020	5925 BANDES RD NW	1068123 Active	LIHTC	9% Tax Credit		25	ROCHESTER	MIN	55906	Chishead	-92.59623	44.69589	PANAMARK CORP		11	24			25 New Construction	1/1/1996	1/1/2026	
RAMSEY HILL APARTMENTS	MA181960006	478 MARSHALL AVE	1019312 Active	LIHTC	9% Tax Credit		54	SAINT PAUL	MIN	55102	Ramsey	-93.12000	44.948719	CHOC RAMSEY HILL LLC		42	4	4	8 Mixed	54 Acquisition and Rehab	1/1/1996	1/1/2026	
BEAR RUN TOWNHOMES	MA181960025	2125 DIVISION CT	1068122 Active	LIHTC	9% Tax Credit		22	WHITE BEAR LAKE	MIN	55110	Ramsey	-93.02689	45.08752	PANAMARK CORP		0	0	0		22 New Construction	1/1/1996	1/1/2026	
JEFFERSON HEIGHTS TOWNHOMES	MA181960000	1301 JEFFERSON HEIGHTS DR	1068133 Active	LIHTC	9% Tax Credit		23	ZUMBACHTA	MIN	55992	Goodhue	-92.88062	44.91778	PANAMARK CORP		8	16			24 New Construction	1/1/1996	1/1/2026	
NORTHERN STAR COMMUNITY	MA181960130	300 26TH ST NW	1068141 Active	LIHTC	9% Tax Credit		36	BEMIDJI	MIN	56602	Beldham	-94.89109	47.49388	PREMIER REAL ESTATE MGMT LLC		9	15	12		36 New Construction	1/1/1996	1/1/2026	
VILLAS OF CAROLINE	MA181960180	1481 E 118TH LN NW	1068146 Active	LIHTC	9% Tax Credit		39	COON RAPIDS	MIN	55448	Anoka	-93.10487	45.18405	MARY T INC		6	12	12		39 New Construction	1/1/1996	1/1/2026	
CAREFREE COTTAGES OF MAPLEWOOD	MA181960045	1801 GERMAN AVE	1068126 Active	LIHTC	4% Tax Credit		108	MAPLEWOOD	MIN	55109	Ramsey	-93.02484	45.014814	VISION QUEST PROPERTY MGMT		56	43	43		187 New Construction	1/1/1996	1/1/2026	
KESTREL VILLAGE APARTMENTS	MA181960005	5674 BRUNSWICK AVE SE	1068134 Active	LIHTC	9% Tax Credit		47	PICOT LAKE	MIN	55123	Sartell	-93.42171	44.76685	METES & BOUNDS MGMT CO		0	0	0		48 New Construction	1/1/1996	1/1/2026	
CENTRAL TOWNS	MA02012811	20 E EXCHANGE ST	1007792 Active	LIHTC	4% and 9% Tax Credit		181	SAINT PAUL	MIN	55101	Ramsey	-93.097343	44.94824	CENTRA TOWERS LIMITED PARTNERSHIP		191	2		65 Elderly or disabled	187 New Construction	1/1/1996	1/1/2026	
COTTONWOOD APARTMENTS	MA181960005	158 FOURTH AVE	1107798 Active	LIHTC	4% Tax Credit		24	SPOILER	MIN	56281	Kandiyohi	-94.943827	45.236015	NORTH STAR PROPERTY MGMT		24	0	0		24 New Construction	1/1/1995	1/1/2026	
ST CROIX VILLAGE	MA181960007	3620 CROIXVILLE STREET	1181414 Active	LIHTC	9% Tax Credit		50	ST CROIXVILLE	MIN	55082	Washington	-92.84126	45.04618	ST CROIX VILLAGE LLC		0	0	0		20 New Construction	1/1/1996	1/1/2026	
GRANITE CITY TOWNHOMES	MA181960013	433 1380 AVENUE NORTH	1103131 Active	LIHTC	9% Tax Credit		24	SAINT CLOUD	MIN	56303	Shannon	-94.08427	45.561477	GRANITE CITY TOWNHOMES LLC		0	8	16		24 New Construction	1/1/1996	1/1/2026	
MARSHALL PARK APARTMENTS	MA020141004	1619 MARSHALL AVENUE	1191424 Active	LIHTC	4% Tax Credit		117	SAINT PAUL	MIN	55106	Ramsey	-93.03373	44.97748	97 PAUL LEASED HOUSING ASSOCIATES LIMITED PARTNERSHIP		88	2	Family		117 New Construction	2/1/1971	1/4/2026	
MIDTOWN EXCHANGE APARTMENTS	MA020049007	2926 CHICAGO AVENUE SOUTH	1068112 Active	LIHTC	4% Tax Credit		180	MINNEAPOLIS	MIN	55407	Hennepin	-93.26486	44.949774	MIDTOWN EXCHANGE APTS LIMITED PARTNERSHIP		0	0	0		219 Acquisition and Rehab	1/1/2006	1/6/2026	
ONE RIDGE KANON - MELROSE	MA02009818	20 N WINTY AVE E	1077811 Active	LIHTC	4% Tax Credit		24	MELROSE	MA	06121	Shannon	-94.80121	41.87024	ESDHCN PROPERTY MGMT INCORPORATED	For Profit	0	0	0	Elderly or disabled	25 Acquisition and Rehab	1/1/2009	2/28/2026	
GUS EDMOND PLAZA	MA020154005	411 1TH ST N	1077788 Active	LIHTC	4% Tax Credit		108	MANNATD	MA	06001	Blue Earth	-93.99623	44.168142		For Profit	107	1	0	Elderly or disabled	108 Acquisition and Rehab	1/1/2014	8/15/2026	
LAKE RIVER APARTMENTS	MA020060005	321 OLD HWY E SW	1068210 Active	LIHTC	9% Tax Credit		12	NEW BRIGHTON	MIN	55112	Ramsey	-93.07723	45.04258	VISTA PROPERTY MGMT LLC		0	39	13	Family	52 New Construction	1/1/2008	5/30/2026	
EAST METRO PLACE II - STABILIZATION OF EAST METRO	MA020059004	1521 CENTURY AVE N	1068179 Active	LIHTC	4% and 9% Tax Credit		34	WHITE BEAR LAKE	MIN	55110	Ramsey	-92.88026	45.04781			0	16	19	Family	35 New Construction	1/1/1998	5/30/2026	
HISTORIC BLUFF LANDINGS	MA080039020	207 BATES AVENUE	1068012 Active	LIHTC	9% Tax Credit		16	SAINT PAUL	MIN	55106	Ramsey	-93.06539	44.952472	HOME FOR LEARNING LIMITED PARTNERSHIP		0	3	13	Family	16 New Construction	1/1/2003	5/31/2026	
GRAHAM PLACE	MA080059016	1745 GRAHAM AVENUE	1058181 Active	LIHTC	4% Tax Credit		121	SAINT PAUL	MIN	55116	Ramsey	-93.17473	44.899139	GATEWAY SENIOR LIMITED PARTNERSHIP		42	79	0		121 New Construction	1/1/2005	5/31/2026	